



Marsh Road

Asking Price Of £75,000

Broadlands Holiday Park And Marina, Oulton Broad, Lowestoft,

Property Features

- * CHAIN FREE *
- MODERN COMPOSITE DECKING
- FURNISHED 2 BEDROOM HOLIDAY BUNGALOW
- 125 LEASE (commenced 2016)
- INDOOR HEATED SWIMMING POOL
- 12 MONTHS HOLIDAY USAGE
- WATERSIDE BAR & RESTAURANT
- FULLY MANAGED LETTING SCHEME
- BOAT MOORING AVAILABLE
- GREAT INVESTMENT OPPORTUNITY

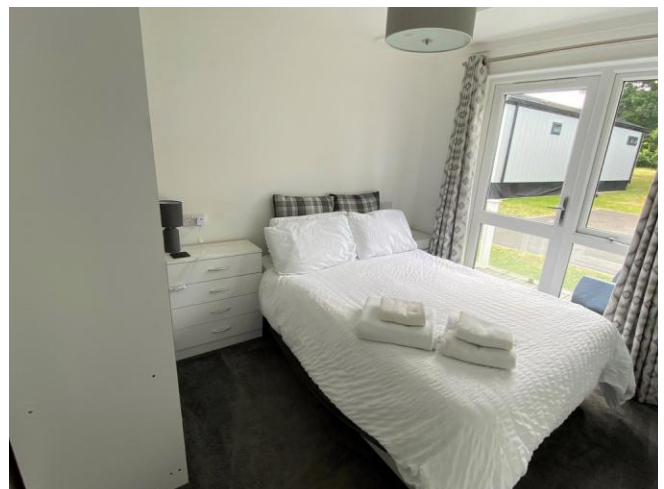
Full Description

Situated on a well maintained Parkland Marina, this superb holiday lodge benefits from a gated dark grey composite SUNDECK, INTEGRATED appliances and fully double glazed through out.

As an owner you have full use of all the Parkland facilities that include the on site indoor heated swimming pool, steam room and gymnasium (for a small fee) plus the Broadside restaurant & bar overlooking the Broads Marina and the Suffolk Broads.

The bungalow comprises of two double bedrooms and storage cupboards, the rear double features a uPVC part glazed door onto further raised decking. The Kitchen features wall and base units in Quadra Cobble Grey, an integrated electric cooker with a hob over, an integrated fridge / freezer and a dishwasher. The lounge area, features two sofas, dining room table and four chairs. The bathroom comprises a suite of a hand basin, W.C and a corner shower cubicle with an electric shower.

This SUPERB INVESTMENT or HOLIDAY HOME is offered on a 125 year lease (commenced June 2016) and 12 MONTHS of the year holiday home usage.



LOCATION & SURROUNDING AREA

Located in the heart of Oulton Broad, a wonderful area of Suffolk close to the popular seaside town of Lowestoft. Oulton Broad is one of the finest stretches of inland water in the UK and forms the southern gateway to the Broads National Park. Oulton Broad is a very popular place to come for water sports such as; powerboat racing, sailing, canoeing, rowing & boating as well as pampering & self-indulgence sessions in restaurants, cafes, pubs, bars, shops & health beauty salons and a short walk from the station, offering direct trains to Ipswich and Norwich. Lowestoft also has a stunning sandy beach approximately 2 miles away.

ROOM DIMENSIONS

OPEN PLAN KITCHEN / LOUNGE

(6.52m x 3.18m)

21' 4" x 10' 5"

BEDROOM 1

(3.18m x 2.54m)

10' 5" x 8' 3"

BEDROOM 2

(3.18m x 2.54m)

10' 5" x 8' 3"

SHOWER ROOM/TOILET

(2.03m x 1.65m)

6' 7" x 5' 4"

SERVICES & CHARGES:

Ground Rent: £3,390.21 + VAT

Service Charge: £1,269.49 + VAT

Council Tax Band A

Energy rating: D

Electric: Billed as used per quarter





BROADLANDS LODGE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given in any floorplans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are not included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. A member of the property ombudsman, trading as LangWrights Independent Estate Agents Ltd. Registered office: 127 High Street, Lowestoft, Suffolk, NR32 1HP. Registered in England No.1069490.

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